



IV.D. Narrative Information Sheet

1) Applicant Identification

- a) *Organization Name:* Sierra Institute for Community and Environment
- b) *Organization Address:* P.O. Box 11, 4438 Main St. Taylorsville, Ca 95983

2) Funding Requested

- a) *Grant Type:* Single Site Cleanup
- b) *Federal Funds Requested:*
 - i) Total Requested: \$500,000.00
 - ii) Cost share waiver: No
- c) *Contamination:* Hazardous Substances

3) Location

- a) *City:* Crescent Mills
- b) *County:* Plumas
- c) *State or reservation, tribally owned lands, tribal fee lands, etc:* None.

4) Property Information

- a) *Property name:* Crescent Mills Former LP Mill Site
- b) *Site address:* 15690 Highway 89, Crescent Mills, CA 95934

5) Contacts

- a) *Project Director:*
 - i) Danielle Berry
 - ii) Phone Number: (530)284-1022
 - iii) Email Address: dberry@sierrainstitute.us
 - iv) Mailing Address: P.O. Box 11, 4438 Main St. Taylorsville, CA 95983
- b) *Executive Director:*
 - i) Jonathan Kusel
 - ii) Phone Number: (530)284-1022
 - iii) Email Address: jkusel@sierrainstitute.us
 - iv) Mailing Address: P.O. Box 11, 4438 Main St. Taylorsville, CA 95983

6) Population

- a) *Area of Target Populations:* The targeted area for this project is the small ranching community of Indian Valley, home to approximately 2,500 people. The populated area includes the census designated places of Greenville (pop. 890), Crescent Mills (pop. 266), and Taylorsville (pop. 264) [Total Population 2013-2017 ACS Community Survey 5-Year Estimates].

7) Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	Narrative pg. 1,4,5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Narrative pg. 3, 4
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Narrative pg. 1, 2
The proposed site(s) is in a federally designated flood plain.	Narrative pg. 2
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Narrative pg. 2, 3, 6

8) Letter from the State Environmental Authority

Included in narrative attachments.

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION. a. Target Area and Brownfields. i. Background and Description of Target Area. The Target Area for this project is the small, predominantly ranching, community of Indian Valley, home to approximately 2,500 people. The populated area includes the census designated places (CDPs) of Greenville, Crescent Mills, and Taylorsville located within Plumas County. The proposed remediation site is located in Crescent Mills. Plumas County lies at the intersection of the northern Sierra Nevada and southern Cascade mountain ranges and is revered for its clean air and water, beautiful natural surroundings and geologic wonders. The county has rich history of diverse land users including; various Native American Tribes such as the Mountain Maidu peoples, multi-generational families whom make a living off of the landscape by means of logging or ranching, as well as the numerous other residents who moved from urban areas to enjoy more peaceful, mountain settings to raise their families. With over a million acres of forestland, roughly 80% of which is federally-owned, this area forms the headwaters of the Feather River Watershed, a critical water source for the State Water Project which serves approximately 27 million Californians and 750,000 acres of farmland.

Rural communities of Plumas County, including the Target Area, are heavily impacted by the compounding effects of the declining timber, mining, and building industries, as well as the Great Recession of 2008 which further hampered the socioeconomic development of the area. These factors are exacerbated by stressors such as climate change, drought, and catastrophic wildfire. A century of reduced wood utilization and intense fire suppression has created a landscape with dense, insect and disease prone, forests which are susceptible to catastrophic wildfire and are contributing to declining watershed and socioeconomic health. According to the USFS 2017 report, Tree Mortality in the Pacific Southwest Region, between 2010-2017 129-million trees died in California as a result of prolonged drought, higher temperatures and altered forest conditions. California has made efforts through the Emergency Proclamations of 2015 and 2019, Senate Bill 901, and other regulatory processes to address these dire conditions; however, rural communities such as those in Plumas County lack the capacity to advocate for and utilize these tools at the pace and scale necessary to address environmental and socioeconomic stressors in a timely manner. Consequently, Indian Valley residents must navigate the struggling local economy with limited job opportunities and scarce chances to pursue new industry development.

In addition to the challenges brought forth by lack of social and financial capital, local revitalization and redevelopment efforts are further compromised by a lack of new or existing sites suitable for development. Plumas County is comprised mostly of public land with private parcels situated on rough terrain or located far from primary transportation routes, making development logistically and economically difficult. For these reasons, communities within this region rarely garner support from investors and have been continuously challenged to improve socioeconomic development since the mid-1980's. The extensive wood industry history provides opportunities for revitalization in the form of abandoned industrial sites formerly home to sawmill and other wood product manufacturing operations, which have been vacant for over 25 years. These sites often require remedial actions prior to redevelopment- a time and monetary intensive process which many rural communities lack the capacity to pursue.

ii. Description of the Brownfield Site. The location for this cleanup grant is within a 28-acre property formerly owned by Louisiana Pacific (LP, the "Property") and operated as a sawmill until it closed in the mid-1980s. It lies immediately off of Highway 89 in Crescent Mills CDP, within the Indian Valley community. Specifically, the Property is located at 15690 Highway 89, Crescent Mills, California, 95934. No structures remain on the Property from sawmill operations, but it contains a significant amount of structural remnants including asphalt, concrete footers, and railing. The Property runs parallel between Indian Creek, a tributary of the North Fork of the Feather River, and Highway 89 through the Crescent Mills. A BNSF rail line and spur track runs between the Property and Highway 89. The populated area of Crescent Mills is located west of the Property, with some houses abutting the railroad line that separates them from the Property. The eastern edge is bordered by a wetland mitigation site owned by CalTrans, the state transportation department, that is working to restore wetland habitat along Indian Creek.

The focus of this grant application (the "Site") is two areas within the western half of the Property: area one, the "Northern Old Mill Area", is an approximately 3-5 acre area beginning on the western half of the Property's northern boundary where the old planning mill used to be and ending just south of the current "West Central Area" site; and area two, the "Southern Sawmill Area", is an approximately 3-5 acre area beginning at the southern border of the current "West Central Area" and extending south to the historic site of the old sawmill.

Site assessments completed to date include: Preliminary Assessment/Site Inspection Report (Ca DTSC, 1990); Property Transfer Site Assessment (CH2M Hill, Inc., 1991); Supplemental Site Investigation Report (Geocon

Consultants, Inc., 2002); Phase I ESA (Ecology & Environment Inc.(E&E), 2014); Targeted Brownfield Assessment (E&E, 2014); Targeted Site Investigation (TSI, Geosyntec Consultants, 2017); and Site Characterization, Removal Action Workplan and Appendices ([RAW], Sierra Institute, Sierra Streams Institute, and EKI Environment & Water Inc.).

These assessments established that the arsenic and total petroleum hydrocarbon (TPH) contamination present on the Property is a result of mill practices such as spreading oil and incinerator ash on the roadways, and chemical treatments of wood products. The Phase I assessment revealed that, with the guidance of the California State Water Resources Control Board, tanks were removed and wells installed for inspection and monitoring and no continued oversight was deemed necessary.

Arsenic in soil appears to be the most widespread soil contaminant (TSI, 2017). Groundwater tests indicate that the arsenic in the soil has not resulted in groundwater impacts at the site. The source of arsenic that is present on the Property may be related to lumber mill operations as identified above, but may also have been present in the import fill material brought to the site to raise the surface grade. If present, import fill was likely derived from off-site gold mining operations which are commonly associated with the presence of arsenic. Regardless of source, the level of arsenic concentrations in shallow soil exceed the established 9.8 mg/kg background levels across several areas of the Property.

As with many of the brownfield sites in Plumas County, the Property lies within the Feather River Watershed. This watershed is a critical contributor to California's State Water Project, which delivers water to over two thirds of California's population and provides an average of 3.2 million acre-feet of water per year to downstream urban, industrial, and agricultural users. The Property is adjacent to Indian Creek, a tributary of the North Fork of the Feather River and eastern portions are in a federally designated 100-year flood plain. Documented flooding events establish that a majority of the site has been flooded, some parts numerous times, suggesting contaminated soil has repeatedly washed into the creek and the Feather River. Negative environmental impacts to humans and wildlife result from floodwater erosion of arsenic contaminated soil that is deposited in downstream areas of the watershed. Water quality impacts include potential exposure to suspended sediment or dissolved contaminants. The latter underscores the importance of remediating contaminated sites in order to minimize the amount of toxins washing downstream and negatively impacting beneficiaries and critical habitats.

In September 2019 Sierra Institute initiated Phase I remediation efforts focusing on three, 2-3 acre units located on the western portion of the site. Work completed to date includes excavation and on-site placement of approximately 14,000 cubic yards (cy) of stockpiled wood waste, excavation of 2,000 cy of clean on-site fill soil from areas beneath the former stockpiles and placement of clean fill over contaminated areas. The site has been stabilized for the 2019/2020 winter season. Additional clean fill material has been identified on-site and is scheduled to be placed during the spring and summer of 2020 utilizing the remainder of the 2018 Brownfield Cleanup Grant (Grant No. 99T74301) funds. However, additional fill material needs to be identified and or imported from off-site sources to complete remediation of the Property prior to redevelopment.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans. Sierra Institute has been working to redevelop the Property into an integrated wood products campus for the past 5 years with its partners described below (see 2.b.i & ii). This campus will utilize a variety of technologies to generate value-added wood products out of low-value woody material coming out of the forest from restoration and fire risk reduction efforts. Site reuse has begun in the form of a wood chip storage and processing yard that supplies chips to the boiler in the Plumas County Health and Human Services building in Quincy, California. Future businesses to be developed include: dried/package firewood operation, cross-laminated timber production facility, and a community-scale bioenergy facility that will sell electricity to Pacific Gas & Electric pursuant to the Bioenergy Market Adjusting Tariff program. This project builds on the forest industry, a major employer in the northern Sierra region, and directly addresses the critical need of increasing biomass utilization and enabling forest restoration and hazardous fuels reduction.

The reuse of this Property aligns with the Plumas County General Plan (General Plan), which calls for greater utilization of biomass to reduce forest fuel buildup and to increase use of renewable fuels while reducing reliance on fossil fuels. The remediation and redevelopment of the Property is supported by the County Board of Supervisors, Community Development Commission, and Plumas County Department of Environmental Health and will help to achieve the goals of the General Plan: 1) create and retain jobs, and reinvest wealth through our economy, community, and natural resources; 2) improve health and well-being of all Plumas County residents; and 3) promote a future for Plumas County citizens in which land use decisions balance social, economic, and natural resource health.

The proposed reuse for the property also aligns with California Governor Brown’s October 2015 Emergency Proclamation on tree mortality for increased forest restoration efforts and provides an outlet for dead tree material. The Property’s chip sorting and storage operation already accepts small diameter trees and other woody biomass from local forest restoration and wildland-urban interface (WUI) fuels reduction projects. The ability to utilize this material reduces the likelihood of catastrophic wildfire and the number of pile burns that occur in the forest, thereby improving air quality for Plumas County residents. The proposed reuse is also in line with the California Natural Resources Agency and California’s SB 859 Wood Products Working Group Recommendations to Expand Wood Products Markets in California (2017) which outlined three goals: 1) Remove state barriers and create pathways to success, focusing on challenges to redeveloping sites 2) Promote innovation, focusing on building the institutional infrastructure necessary to bring new wood products to market, and 3) Invest in human capital, focusing on assuring the necessary workforce is available and trained appropriately to staff new wood products operations, and that the building blocks of innovation in this sector exist in the California’s public technical and higher education systems.

Plumas County is within the sphere of influence of the Sierra Economic Development Corporation (SEDCorp) which identifies biomass utilization as one of two region wide development priorities and calls for “the continued exploration of the economic, environmental and triple bottom-line benefits of managing our forest by-product material”. Sierra Institute is prioritizing sustainable development practices while redeveloping the Property. The wood products campus will support efforts to improve air quality because businesses will generate a local outlet to forest biomass material, which is otherwise burned in piles in the woods, resulting in harmful emissions. This outlet will also facilitate an increase in the pace and scale for forest restoration and fuels reduction activities that aim to reduce the risk of catastrophic wildfire – which has repeatedly resulted in detrimental social, economic, and environmental impacts throughout California.

ii. Outcomes and Benefits of Reuse Strategy. As a designated Opportunity Zone in Plumas County, the remediation and redevelopment of the Property as a wood utilization campus will serve as a critical vessel for revitalization in the Target Area. As previously mentioned, the proposed operations include an assortment of business that will generate value-added products out of low value woody material coming from forest restoration and fire risk reduction activities. The heart of this campus will be a 3-5 MW bioenergy facility which will utilize small biomass as a renewable energy source, suppling power to the grid and aiding in the production of various wood products using excess heat from facility operations. The campus will promote increased forest restoration and will create a number of jobs for the local community, spurring economic development. Jobs resulting from the campus build out and operations will require a diverse range of skill sets including but not limited to: work in the woods, social and environmental specialists, haulers, facility operators, and a variety of managerial and administrative positions. The range of new positions will help facilitate growth in local employment diversity and availability. At full build out, the campus will: 1) provide an outlet for dead trees from prolonged drought and beetle kill that are currently widespread across the Sierra Nevada, posing a fire hazard to surrounding communities; 2) increase the capacity of and incentive for forest managers to conduct forest and watershed restoration efforts and hazardous fuels reduction treatments - thereby improving forest health, reducing the risk of catastrophic wildfire, and increasing carbon sequestration in northern Sierra Nevada forests; 3) improve air quality for local residents by reducing the amount of forest biomass openly burned; 4) strengthen the local economy in Indian Valley through development of new wood-product businesses; and 5) develop between 15 and 25 much needed jobs for the socioeconomically-depressed communities of Indian Valley and Plumas County—the cleanup itself will generate a temporary work opportunity for at least 3-4 people.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse. Funding has been secured from a variety of sources to support site assessment, cleanup and redevelopment efforts that are described in this document. Sources of funds leveraged to support Property redevelopment are listed in Table 1.

Table 1: Funds Leveraged to Support Crescent Mills Property Redevelopment

Source	Funding Name	Purpose/Products	Amount	Status
U.S. Environmental Protection Agency	Targeted Brownfields Assessment 2014	Phase I, Phase II, and Analysis of Brownfield Cleanup Alternatives	> \$150,000	Secured, completed
USDA Rural Development	Rural Business Development Grant 2015	To support Crescent Mills site buildout and provide support to potential business owners, increase capacity for site reuse	\$65,000	Secured, in progress
Sierra Nevada Conservancy	Proposition 84 Grant Program 2015	Site development and mechanical work for wood chip operations	\$350,000	Secured, in progress
U.S. Forest Service	Wood Innovations Grant 2016	Site engineering and planning for development of a bioenergy facility and wood utilization campus at the Crescent Mills site	\$250,000	Secured, in progress

Private donor funds, coordinated by Northern Sierra Partnership	2017	For purchase of Crescent Mills site	\$191,500	Secured, completed
Ca Department of Toxic Substance Control	Targeted Site Investigation 2017	Crescent Mills site characterization	\$149,000	Secured, completed
U.S. Environmental Protection Agency	Brownfields Assessment Grant 2017	Crescent mills site characterization and cleanup planning	\$200,000	Secured, in progress
U.S. Environmental Protection Agency	Brownfields Cleanup Grant 2017	Funding to clean up three brownfields sites in Crescent Mills, Ca	\$600,000	Secured, in progress

ii. Use of Existing Infrastructure. The Property's historic use as a sawmill provides the ideal foundation for the redevelopment of a wood products campus. The entire site consists of 28 acres industrially zoned, with approximately 11 acres that were previously graded and/or paved for mill operations and is optimally located directly adjacent to a BNSF spur track historically used for transporting materials to and from the mill. Sierra Institute has initiated the development of the wood products campus and supporting infrastructure (Quincy boiler, chip sorting equipment, hauling equipment, etc.) through the acquisition of supportive funds from various federal, state, and private sources. Additional infrastructure needs key to the revitalization plan include a 3-5 MW bioenergy facility, additional boilers throughout Plumas County, and other wood extraction and utilization operations. Sierra Institute is actively searching for and acquiring additional funding.

2.COMMUNITY NEED AND COMMUNITY ENGAGEMENT. a. Community Need. I. Community's Need for Funding. Plumas County has been designated as one of the fifteen "frontier counties" of California due to its small population and geographic isolation. Table 2 below provides data on selected demographic factors that highlight social and economic hardships faced by communities within the Target Area of this proposal in comparison to county, state, and national standings based on the 2017 American Community Survey (ACS). A majority of the county's 18,724 residents live in or near the four small communities of: Portola, the county's only incorporated city; Quincy, the county seat; Greenville, the largest community in Indian Valley; and Chester. Like other rural counties in California and throughout the U.S., Plumas County struggled economically even before the Great Recession of 2008, and mirrors stagnant timber industry communities throughout the Pacific Northwest. The county's timber-based economy is seasonal, with forest workers laid off in winter. Consequently, winter months typically have the highest rates of unemployment during the year—above 20%. The 2017 unemployment rate of 9.4% for Plumas County is greater than the rates for most counties in the state, and higher than California and the United States, at 7.7% and 6.6%, respectively. With the erosion of jobs, Plumas County's population has been decreasing over the past decade. The housing vacancy rate has increased from 33% in 2000 to 47.4% in 2017. Vacancy rates in around the primary target area (Crescent Mills 19.6 %, Greenville 19.3%, and Taylorsville 32.5%) far exceed national (12.2%) and state (7.9%) rates.

Greenville, at 890 people (down 11% from 2015), is one of the more impoverished communities in the county. The ACS estimates a poverty rate of 18.3% (compared to 13.3% for Plumas County and 15.1% for California). The Target Area far exceeds national, state, county, and local poverty rates with 26.3% of the community below the poverty level. Eligibility among children for Free or Reduced-Price Meals in Indian Valley is approximately 64% for the 2017-2018 school year.

Table 2: Selected demographic factors comparing the Target Areas (Crescent Mills, Greenville, and Taylorsville) against regional, state, and national standings.

Demographic Factors	United States	California	Plumas County	Crescent Mills CDP	Greenville CDP	Taylorsville CDP
Total Population	321,004,407	38,982,847	18,724	266	890	264
Median Household Income	\$ 57,652.00	\$ 67,169.00	\$ 50,266.00	-	\$ 28,615.00	\$ 79,300.00
American Indian and Alaska Native	0.8%	0.7%	2.1%	31.2%	5.2%	0.0%
Hispanic or Latino	17.6%	38.8%	8.5%	6.8%	8.2%	0.0%
Unemployment Rate	6.6%	7.7%	9.4%	-	2.5%	33.3%
Below Poverty Level	14.6%	15.1%	13.3%	26.3%	18.3%	0.0%
Households Receiving Food Stamps/SNAP	12.6%	9.3%	9.2%	13.9%	7.3%	21.9%

As shown above, the Indian Valley community is one of the most impoverished in the Plumas County. Plumas County has no economic development agency, and it is difficult to raise capital for developing business opportunities and attracting experienced entrepreneurs to advance business development. Its small population has practically no capacity to initiate and maintain economic development efforts. Further, due to the remoteness of this area there are few existing linkages to markets with the ability to help raise funds necessary to assess and remediate sites such as Crescent Mills for redevelopment.

Until recently, the impacts of the declining timber industry were softened by a coinciding increase in tourism and construction of second homes. Plumas County retained some timber industry due to the presence of two mills, but the local economy shifted from being resource-based to one dependent on construction and service industry jobs. The Great Recession worsened economic condition in Plumas County, and unemployment reached a high point of 16.8% in 2010, with some communities experiencing rates over 20%.

Beyond the impoverished nature of Plumas County, this funding is essential because the applicant, Sierra Institute, is a 501(c)(3) non-profit organization and does not have the reserves needed to complete this work. The past 5 years of work dedicated by the Sierra Institute has enabled industry redevelopment and community revitalization efforts to begin on what would have otherwise remained a vacant, contaminated site.

ii. Threats to Sensitive Populations. 1. Health or Welfare of Sensitive Populations. Building upon the latter section, demographic indicators comparing the Target Area to state, regional, and national standings reveal that the Target Area is within the 60th percentile for low income populations, 45th percentile for children, and 90th percentile for persons over the age of 64. In addition, the American Indian population of Crescent Mills (31.2%) far exceeds county (2.1%), state (0.7%), and national (0.8%) levels.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions. Compared to national data, Indian Valley is within the 50th-60th percentile for NATA Air Toxics Cancer Risk and NATA Respiratory Hazard Index. Emergency department visits due to asthma in Plumas County exceed state occurrences with 61.6 and 45.6 respectively per 10,000 people. Data acquired from Tracking California website

3. Disproportionately Impacted Populations. Environmental issues faced by Plumas County residents in the Target Area can be primarily attributed to declining forest and watershed health as a result of prolonged drought, changing climate, and a century of forest management practices that have significantly altered the structure of California's forests. These dense forested landscapes are highly susceptible to drought, insect, and disease related mortality and prone to catastrophic wildfires. Indian Valley has repeatedly endured the social, environmental, and economic impacts associated with large wildfires. Recent occurrences include: the 2007 Moonlight Fire which burned 65,000 acres on its northeastern border; the 2012 Chips Fire located 10 miles north near the west shore of Lake Almanor which burned over 75,000 acres; and the 2019 Walker Fire which burned 54,000 acres along the Valley's eastern border. Smoke from fires such as these settle in Indian Valley and nearby communities for days to weeks exposing the population to significantly increased levels of three primary pollutants: 1) particulate matter (PM 2.5 and PM 10), 2) ground level ozone, and 3) carbon monoxide; leading to increased rates of respiratory, cardiovascular, and other related illnesses.

In addition to the negative environmental and health impacts brought forth by wildfires, Plumas County residents are also impacted by open pile burning. Open pile burning is the primary method for disposal of material generated from fuels reduction projects in the county, but this creates harmful emissions like fine particulate matter and reduces air quality in the county's populated valleys. Open pile burning that is poorly managed can also lead to catastrophic forest fires that emit massive harmful emissions, including black carbon as described above.

Poor air quality resulting from wildfires and open pile burning contribute to increased rates of respiratory and cardiovascular illnesses and directly affect sensitive populations in the Target Area where poverty is high and access to proper health care services is limited. The redevelopment of the Property into a wood products campus and installation of a biomass-fired combined heat and power facility will provide a local outlet for woody biomass, thus improving air quality while simultaneously producing renewable energy. Burning biomass in a controlled boiler versus an open pile or wildfire significantly reduces emissions (with the exception of nitrous oxides) by 93% (Springsteen 2011, Emission Reductions from Woody Biomass Waste for Energy as an Alternative to Open Burning).

b. Community Engagement. i. Project Partners and ii. Project Partner Roles.

Partner Name / contact	Description / Specific Role in the Project
Plumas County Board of Supervisors Lori Simpson, lorisimp@inreach.com, (530) 368-6110	Supports the redevelopment of the site, especially the development of a wood utilization campus.
Plumas County Department of Environmental Health Jerry Sipe, quincyenv@countyofplumas.com, (530) 283-6355	Provides technical and permitting assistance for assessment and cleanup efforts.
Plumas County Community Development Commission (530) 283-2466	Is the awardee of the 2017 EPA Brownfield Assessment Grant under which they coordinate assessment efforts with sub-awardees (Sierra Institute and Sierra Streams Institute)
Plumas County Planning Department Tracey Ferguson, traceyferguson@countyofplumas.com, (530) 283-7011	Provides technical and permitting assistance for cleanup and redevelopment efforts.
USDA Rural Development Name, email, phone	Supported redevelopment and wood utilization in Indian Valley as part of a Rural Community Development Initiative grant.
U.S. Forest Service Dave Kinatader, david.kinatader@usda.gov, 530-283-7671	Supports the development of a local wood products campus that can utilize small diameter trees and other woody biomass from forest restoration projects.
Feather River Resource Conservation District; Brad Graevs, bgraevs@frrcd.org, (530) 927-5299	Is working with Cal Trans to restore a wetland mitigation site on the eastern border of the Crescent Mills site. Provides input on cleanup and redevelopment efforts as it pertains to the development and maintenance of the mitigation site.
Cal Trans Phil Cramer, philip.cramer@dot.ca.gov, 530-225-0310	See Feather River RCD role above. Is also coordinating with the Sierra Institute to explore options for suitable fill material.
Plumas County Fire Safe Council Hannah Hepner, plumasfiresafe@plumascorporation.org, (530) 927-5281	Coordinates with the Sierra Institute to identify outlets for forest biomass coming from their fuels reduction projects. Crescent Mills has already been used to store chips from a local WUI fuels reduction project for use in the Quincy boiler.
Center for Creative Land Recycling (CCLR) Ignacio Dayrit, ignacio.dayrit@cclr.org, (415) 728.3848	Has supported assessment and cleanup efforts to date. Provides technical assistance on the cleanup process and provides connections to experienced brownfield professionals.
Crescent Mills, Greenville, & Taylorsville CDPs, N/A*	Supplies information regarding historic site uses. Provides input on future development ideas and community needs.
* Due to the small size of Indian Valley there are a very limited number of community organizations; however, Sierra Institute frequently reaches out to various community members for support.	

iii. Incorporating Community Input. The project will implement a community engagement process in the Indian Valley area. Due to the small and dispersed nature of our community, it is difficult to effectively reach a large audience. A handful of people will attend public meetings, while others may not have interest in or the capability to come to such an event. Beyond public meetings and bulletins, many rely on the local paper to be informed.

With this in mind, a variety of measures will be pursued to ensure the public is aware of the project, and to provide an opportunity for the public to comment on and ask questions regarding the project and future development. This will be done regularly throughout the cleanup process, especially to keep the community apprised of when remediation work is occurring in an effort to reduce impacts during this process. Strategies to engage and inform the Indian Valley community will include community meetings, press releases in the local newspaper, social media, updates on the local 91.9 KQNY radio station and the “Common Good” show (which Sierra Institute’s work has been featured), flyers, and web-based information. Through a diverse outreach strategy, Sierra Institute will provide consistent updates to the Indian Valley community throughout the duration of the cleanup process and beyond. The Sierra Institute will also keep its county-wide energy planning committee apprised to disseminate information. Led by the Sierra Institute, this group was convened to develop a county-wide renewable energy plan and it led to a focus on increased use of biomass.

The local newspaper, Indian Valley Record, has tracked progress on Crescent Mills redevelopment planning efforts and, more recently, the cleanup efforts completed to date. The project team will continue to communicate closely with reporters from the Indian Valley Record and its parent newspaper Plumas News so that relevant updates are published in the paper to educate and inform the local community. Sierra Institute will continue to engage local community members by holding public forums that give residents an opportunity to express concerns and ask questions. The Sierra Institute will also develop a “brownfields” section of their website that will post

regular updates as they occur and also to share lessons learned and other information for other rural forested communities working to redevelop brownfields for wood utilization campuses. Project updates will be shared when relevant with the county Board of Supervisors and other relevant local government personnel.

The Sierra Institute-led peer-learning network of 15 rural forested communities around California working to advance biomass utilization efforts as a means to address declining forest health and socioeconomic wellbeing, will continue to receive regular reports on this project. This network, by the SNC Brownfield and Redevelopment grant, aims to build capacity of communities to achieve success with biomass utilization projects and brownfield assessment and redevelopment. Results and lessons learned will continue to be shared by the Sierra Institute through this network so communities are aware of the processes and steps that need to be taken in California for assessing, cleaning up, and removing liabilities associated with brownfields.

Sierra Institute will work to ensure the community of Crescent Mills is minimally impacted from the remediation work, including implementing measures for dust suppression and traffic safety.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS. a. **Proposed Cleanup Plan.** The primary constituent of concern at the Site is arsenic in the soil. Following an Analysis of Brownfield Cleanup Alternatives, Sierra Institute is pursuing a cleanup remedy involving capping with institutional controls. This method will include laying clean fill as a cap and barrier to contaminated soil in areas where arsenic levels above background levels. Institutional Controls in the form of land use covenants will be recorded to limit future use of the property to industrial use. This strategy will require ongoing monitoring and maintenance of the cap over time, but is significantly less expensive than an “excavate and dispose” remedy as it does not involve transportation and disposal of excavated soil to an offsite landfill. A capping method is cost effective and can be instituted relatively quickly. It will allow for timely redevelopment of the property, and effectively ensure the health and safety of future workers on site. Cost effectiveness is a priority for the Sierra Institute as the cleanup will need to be fully grant funded given the limited financial capacity of this community based non-profit organization.

This remedy described in detail in the official RAW finalized in August 2019. If awarded, Sierra Institute will continue cleanup and redevelopment immediately after execution of the cooperative agreement.

b. Description of Tasks/Activities and Outputs.

Task 1: Programmatic Management, Oversight and Reporting	
i.	Project Implementation: provides funds for Sierra Institute staff oversight and overall project management costs, including communicating with EPA project officer, selecting qualified contractor to perform cleanup implementation, managing project budget, developing progress reports (consistent with EPA reporting requirements and process), developing the final project report, and any other miscellaneous project oversight activities
ii.	Anticipated Project Schedule: FY Quarter 4 2020 to FY Quarter 1 2023
iii.	Task/Activity Lead(s): Jonathan Kusel & Danielle Berry
iv.	Output(s): Performance reports, final report, photos (before/after cleanup).
Task 2: Community Engagement and Outreach	
i.	Project Implementation: Sierra Institute staff will implement a community engagement process in the Indian Valley/Crescent Mills area to ensure residents are aware of the cleanup process, and provide opportunities for public comment and input. The Sierra Institute will also share lessons learned and results with a statewide peer learning network of rural forested communities also striving to redevelop brownfields for biomass utilization campuses, referred to as the Rural Community Development Initiative, led by the Sierra Institute. Personnel funds will be used to support staff time and supply costs needed for enhancing public awareness of the project (including posters, signs) and for informational meetings (including fact sheets, posters, and other informational documents), and to maintain web-based information.
ii.	Anticipated Project Schedule: FY Quarter 4 2020 to FY Quarter 1 2023
iii.	Task/Activity Lead(s): Jonathan Kusel & Danielle Berry
iv.	Output(s): Presentation and outreach materials.
Task 3: Cleanup Implementation	
i.	Project Implementation: allocated for a cleanup remedy on the western portion of the site as described above, to be conducted by the selected remediation contractor. The site will be cleaned up in accordance with the completed Removal Action Plan (RAW). Work will be performed in accordance with applicable federal, state and local regulations. Cleanup activities include soil capping and stockpile relocation. The RAW describes cleanup activities and institutional controls.
ii.	Anticipated Project Schedule: Primarily FY Q4 2020 and FY Q1 2021 with remaining work to be completed as needed FY Quarter 1 2021 to FY Quarter 1 2023
iii.	Task/Activity Lead(s): Jonathan Kusel & Danielle Berry
iv.	Output(s): Soil capping, and a Removal Action Cleanup Report

c. Cost Estimates

Table 4. Budget Summary

Budget Categories		Project Tasks (\$)			Total
		Task 1: Project Management and Reporting	Task 2: Community Outreach	Task 3: Cleanup Implementation	
Direct Costs	Personnel	\$28,297	\$7,460	\$14,920	\$50,677
	Fringe Benefits	\$0	\$0	\$0	\$0
	Travel	\$1,245.84	\$71.92	\$793.44	\$2,111
	Equipment	\$0	\$0	\$0	\$0
	Supplies	\$500	\$500	\$0	\$1,000
	Contractual	\$0	\$0	\$423,807.80	\$423,807.80
	Other	\$5,904	\$1,500	\$15,000	\$22,404
Direct Costs		\$35,946.84	\$9,531.92	\$454,521.24	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0
20% Cost Share		\$32,500	\$32,500	\$35,000	\$100,000
Total Budget		\$68,446.84	\$42,031.92	\$489,521.24	\$600,000

Task 1: Programmatic Management, Oversight, and Reporting

-Personnel Costs: \$28,297 for Sierra Institute staff time including Executive Director, Project Manager, and Financial Manager

-Travel Costs*: 1) To Crescent Mills to facilitate, report on, and coordinate cleanup efforts- 12 miles roundtrip, 31 trips = \$215.76; 2) To Quincy to provide updates to local government and other interested organizations- 44 miles roundtrip, 4 trips = \$102.08; 3) To Sacramento to provide updates and distribute lessons learned to other agency personnel – 300 miles round trip, 2 trips = \$348.00; 4) Additional funds to conference(s)/workshop(s) yet to be determined relevant to brownfield cleanup = \$580

-Supply Cost: Supplies for miscellaneous office needs including but not limited to, printing, postage, phone, and computer supplies = \$500

-Other Cost: 1) Sub-award to Sierra Streams Institute to advise project = \$3,000; 2) Permit fees for California State Water Resources Control Board Stormwater Pollution Prevention Plan (SWPPP) [904], building permits from Plumas County, and other required permits to be determined = \$2,904

-Cost Share: \$32,500 from Sierra Nevada Conservancy Timber Regulation and Forest Restoration Fund – Brownfield and Rural Development grant (SNC Brownfield Grant).

Task 2: Community Engagement and Outreach

-Personnel Costs: \$7,460 for Sierra Institute staff to lead this task.

-Travel Costs*: 1) To Crescent Mills to provide community updates and facilitate public engagement- 12 miles roundtrip, 3 trips = \$20.88; 2) To Quincy to provide updates and facilitate public engagement with local community members, organizations, and government and other interested organizations- 44 miles roundtrip, 2 trips = \$51.04

-Supply Cost: Supplies for outreach meeting materials including printing and expenses associated with informational handouts = \$500

-Other Cost: 1) Sub-award to Sierra Streams Institute to advise and participate in community outreach efforts (assumes two visits to Crescent Mills) = \$1,500

-Cost Share: \$32,500 from SNC Brownfield Grant

Task 3: Cleanup Implementation

-Personnel Costs: \$14,920 for Sierra Institute staff to oversee, coordinate, and report on implementation/construction activities.

-Travel Costs*: 1) To Crescent Mills to provide implementation/construction oversight and conduct inspections and monitoring as needed- 12 miles roundtrip, 100 trips = \$691.36; 2) To Quincy to for permitting purposes and to coordinate with and report to state and local officials- 4 trips, 4 miles round trip = 102.08

-Contractual Cost: 1) Cleanup implementation on 6-10 acres = \$369,339; 3) Compaction testing = \$7,000; 4) SWPPP inspections and reporting = \$10,000; 5) Engineering and construction management = \$5,000; 6) Hydroseeding = \$23,068.80 6) Air monitoring equipment during implementation activities = \$3,400; and 7) water and water truck for implementation activities such as dust control and hydroseeding- water truck at \$120 per hour and water at 2.5 cents per gallon = \$6,000

-Other Cost:1) Sub-award to Sierra Streams Institute for cleanup implementation supervision and reporting = \$15,000.

-Cost Share: \$35,000 from SNC Brownfield Grant

(*) Travel costs estimated using IRS Mileage Reimbursement Rate.

A detailed description of the cost share is included in the Threshold Eligibility attachment. Direct costs for this proposal were generated based on actual values for cleanup work being conducted under the previous Brownfield grant.

d. Measuring Environmental Results. 1. Outputs from this project include Quarterly Progress and final reports, 2-3 community meetings and supporting documentation, project updates for community via local news outlets, soil capping and site cleanup, and a cleanup report. These outputs will be tracked quarterly throughout the grant term.

2.Outcomes include: increased community awareness tracked by active participation in engagement efforts; remediation of approximately 6-10 acres; reduced exposure to Property contaminants; and several temporary jobs during cleanup activities. Acres remediate/exposure reduction and jobs created will be tracked through Progress and Final reports as well as the progression of business development on the Property.

Long-term outcomes include utilization of at least 35,000-50,000 bone dry tons of biomass per year, equivalent to treating 3,000 – 5,000 acres of forest land for restoration and reduced fire risks. A fully developed wood products campus will include 3-4 new businesses in Crescent Mills, generating between 15 - 25 jobs.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE. a. Programmatic Capability. i. Organizational Structure and ii. Description of Key Staff. This Cleanup Grant will be managed by a program lead, with overall oversight by an executive director/program director. Sierra Institute's financial manager will be responsible for managing finances and submitting invoices to the EPA's invoicing system.

For over 25 years, Sierra Institute has successfully managed a variety of local, regional, and national projects, along with local and regional networking projects. The organization has been engaged in forest issues since it was launched in 1992, and has actively focused on woody forest biomass utilization as an integral part of reducing risk of catastrophic wildfire, creating local jobs, and improving the ecological condition of forests since 2009. The Sierra Institute is active in state and federal policy discussions, and works with multiple community organizations and businesses involved in the development of community-scale biomass utilization.

Dr. Kusel is the founder and the Executive Director of the Sierra Institute. He received his Ph.D. from the University of California Berkeley in natural resource sociology and policy, and a Masters of Forest Science from Yale School of Forestry and Environmental Studies. He has led the organization for over 20 years; working to help rural communities thrive by bringing people and ideas together to improve socioeconomic conditions and natural resource management. He conducted pioneering work to develop the concept and assessment of community capacity. The Clinton Administration named Dr. Kusel to Northwest Forest Management team to assess communities in the Northwest. Following this work, Dr. Kusel led both the community assessment and public involvement teams for the Congressionally funded Sierra Nevada Ecosystem Project during which he developed a new approach to assessing rural community well-being.

Danielle Berry is involved in the collaborative forestry and biomass utilization initiatives at the Sierra Institute. Ms. Berry will help manage project budgets, contractors, timelines for the project. She received her Master's in Environmental Policy and Management from University California Davis and has over five years of professional experience in a variety of natural resource fields. More recently she served as the environmental compliance specialist for a design build contractor constructing a 22-mile segment of the California High Speed Rail. Ms. Berry is experienced in managing projects, budgets, contractors, field crews and timelines for a variety of projects and is also knowledgeable in a variety of environmental compliance permitting and project implementation processes for local, state, and federal agencies. Danielle has been involved in the management, coordination and implementation of cleanup activities at the Property and will continue to serve this role.

Camille Swezy has led the Sierra Institute's biomass program, working to advance a variety of projects in Plumas County that increase utilization of low value wood as a means to create jobs, stimulate local economy, and contribute to reduced fire risk in surrounding forestland. Ms. Swezy worked as the project manager for construction of a biomass heating system in Quincy, California. Ms. Swezy now works remotely for the Sierra institute but will continue to provide administrative and project management support.

Site cleanup activities will be contracted out locally to qualified contractors, and will be conducted in accordance with the finalized RAW. Contracts will be awarded per EPA procurement requirements to experienced and qualified contractors.

iii. Acquiring Additional Resources. To date, Sierra Institute has successfully secured contractors and subrecipients necessary to carry out assessment and implement cleanup activities which were supported through funds identified in Table 1. A subrecipient (SSI) and three contractors (NST Engineering, RCI Engineering and J&C Trucking) have been deeply involved in Property assessment and cleanup efforts and they are expected to continue this work. Sierra Institute will conduct cost analysis and create new contracts for all new product and service needs in accordance with procurement provisions of 2 CFR Part 200.

b. Past Performance and Accomplishments. i. Currently Has or Previously Received an EPA Brownfields Grant. Sierra Institute received an EPA Brownfields Grant in 2018. The cooperative agreement resulting from the award is providing funding to clean up three brownfields sites on the Property. This funding is enabling the revitalization of the former LP lumber mill into the wood products campus described above and is helping to create local sustainable jobs. Work under this grant to date is outlined in Section 1.A. ii.

1. Accomplishments. Utilizing funding secured to date, Sierra Institute and partners have successfully completed a variety of site assessments/characterization reports (Section 1.a.ii). This has allowed cleanup to begin on 6-9 acres on the Property; this work is expected to be completed by the summer of 2020. Additional outcomes and outputs include a variety of public engagement efforts (meetings, news bulletins, etc.) that have increased awareness of Property cleanup and redevelopment – the work is widely supported throughout the county. These outputs and outcomes have been reflected in the Assessment Cleanup and Redevelopment Exchange System (ACRES).

2. Compliance with Grant Requirements. Sierra Institute has maintained compliance with the workplan, schedule, and terms and conditions under the current cleanup grant. Many outputs for the project have already been completed (or are ongoing throughout the duration of the project) including: 1) quarterly performance reports, contractor selection documentation, Regulatory oversight reporting, ACRES reporting; 2) creation, distribution, and documentation of public engagement materials; and 3) documentation of Addressing Changing Climate Concerns in the Analysis of Brownfield Cleanup Alternatives, and assessment/cleanup documents listed in Section 1.a.ii.

Progress towards achieving expected results has been documented in quarterly reports and updated in ACRES. The last report for FY Quarter 4 was submitted on October 30th, 2019 and input into ACRES. This report documented cleanup activities initiated in September of 2019 and summarized budget expenditures to date.

Sierra Institute's open Cleanup Grant started July 1st, 2018 and ends October 31st, 2021. Remaining funds will be used to continue remediation efforts on the sites identified in the Grant Agreement. Under this grant Sierra Institute is currently undergoing additional site planning and investigations through the winter of 2019 to reinstate capping of the contaminated sites in the 2020 field season.



FY2020 EPA Brownfield Cleanup Application

Threshold Criteria

1. **Applicant Eligibility:** Sierra Institute for Community and Environment is a 501(c)(3) non-profit organization. Documentation of tax-exempt status (Articles of Incorporation) is included in the narrative attachments.
2. **Previously Awarded Cleanup Grants:** Sierra Institute was awarded a Cleanup Grant in 2018 to cleanup three sites on the Crescent Mills property. The site proposed in this application is on the Crescent Mills property but has not received funding from the previously awarded grant.
3. **Site Ownership:** The site is owned by Sierra Institute and was purchased on October 25, 2017.
4. **Basic Site Information:**
 - a. Site Name: Crescent Mills former LP Mill Site
 - b. Address: 15690 Highway 89, Crescent Mills, CA 95934
 - c. Owner: Sierra institute for Community and Environment
5. **Status and History of Contamination at the Site:**
 - a. Contaminant: The site is primarily contaminated with hazardous substances, including arsenic. Total petroleum hydrocarbon (TPH) is on site but levels are not significant.
 - b. Operational Uses and Current Uses: Plumas Lumber Company, a small-scale sawmill operated on the site until the late 1940s; whether or not a significant contamination occurred as a result of this operation is unknown. Louisiana Pacific (LP) company later operated a saw mill on the property until the mid 1980s. These sawmill practices resulted in release of arsenic, dioxins/furans, and TPH on site. The property remained vacant when the sawmill closed in the mid 1980s until Sierra Institute initiated remediation implementation in 2019. A small, remediated, portion of the property is now an active chip storage and sorting facility used to process chips from local forest restoration activities for use in a biomass boiler used to supply heat and generate power at the Plumas County Human Health and Services building in Quincy, California.
 - c. Environmental Concerns: A Targeted Site Investigation (TSI) was completed in April 2017. The TSI identified that arsenic in soil appears to be the most widespread contaminant and is present on several areas on the property at variable levels that are just above background/screening levels (9.8 mg/kg). Groundwater tests indicate that the arsenic in the soil has not resulted in groundwater impacts at the site.
 - d. Contamination Source and Quantity: According to assessments performed on site to date, the LP sawmill contributed to contaminated soils on site. Contamination primarily resulted from the common practice of spraying used oil and incinerator ash on mill roads for dust suppression purposes. Other activities that may have resulted in contamination include releasing of an anti-

staining application to finished wood products containing pentachlorophenol (a chemical used in the past as a biocide to protect timber from fungal staining). A Targeted Site Investigation completed in 2017 for the site suggests that arsenic contamination is also from mine tailings that were used to initially develop the site. The predominant constituent of concern on the site, arsenic, has been documented throughout soils on the site at levels just above background/screening levels (9.8 mg/kg). Assessments have determined that contaminants on site are not impacting the groundwater.

6. Brownfields Site Definition:

- a. The site is not listed or proposed for listing on the National Priorities List.
- b. The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The site is not subject to the jurisdiction, custody, or control of the U.S. government.

7. Environmental Assessment Required for Cleanup Grant Applications: Phase II and equivalent assessments completed to for the site include: 1) Phase II - November 2014; 2) Targeted Site Investigation - April 2017; 3) Follow up Site Characterization Report – February 2018; and 4) Removal Action Workplan – August 2019.

8. Enforcement or Other Actions: There are no known ongoing or anticipated environmental enforcement or other actions related to this site.

9. Sites Requiring a Property- Specific Determination: This site does not require a property-specific determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability:

a. Property Ownership Eligibility-Hazardous Substance Sites

i. *Landowner Protections from CERCLA Liability:*

1. Bona Fide Prospective Purchaser Liability Protection

In addition to the information provided in this sections, Sierra Institute certified that as the owner they are not liable in any way for contamination at the site or affiliated with any other person potentially liable for the contamination. Further, Sierra Institute will not impede performance of a response action or natural resource restoration.

a. Information on the Property Acquisition:

i. *Ownership Acquisition:* Property acquired through a negotiated agreement with private individual; a lease-purchase agreement was in place for two years prior to Sierra Institute acquiring ownership.

ii. *Date of Acquisition:* October 25, 2017.

iii. *Nature of Ownership:* Sole Ownership.

iv. *Transferor Information:* Purchased from Greg Lehman, Gary Lehman, and Jennifer Glanzmann

v. *Relationships with Prior Owners:* No relationship with prior owner other than lessor/lessee relationship.

b. Pre-Purchase Inquiry:

i. *Types of Assessments Performed:* The following assessments were completed prior to Sierra Institutes involvement with the site:

1. Preliminary Assessment/Site Inspection Report (California Environmental Protection Agency Department of Toxic Substances Control [DTSC],1990)
2. Property Transfer Site Assessment (CH2M Hill, Inc. [CH2M Hill], 1991)
3. Supplemental Site Investigation Report (Geocon Consultants, Inc.[Geocon],2002)

The following assessments were completed for Sierra Institute:

1. Phase I (Phase I (Ecology & Environment)– July 2014
 2. Phase II (Targeted Brownfield Assessment Final Report by Ecology & Environment) – November 2014
 3. Targeted Site Investigation (Geosyntec Consultants, oversight by California Department of Toxic Substance Control)– April 28, 2017
 4. Phase I (Geosyntec Consultants, oversight by California Department of Toxic Substance Control [DTSC])– April 28, 2017
 5. Follow-up Site Characterization Report (Sierra Streams Institute) – February 2018
 6. Removal Action Workplan (Sierra Streams Institute; reviewed and approved by EKI Environment & Water Inc.) – August 2019
- ii. *Assessment Entity and Qualifications:* Phase I/II environmental site assessment was completed by Ecology and Environment in July 2014; this was contracted by the U.S. EPA. TSI and Phase I environmental assessments were completed Geosyntec Consultants in April 2017; this was contracted by the CA DTSC.
 - iii. The property was purchased on October 25, 2017, within 180 days of the Phase I completion date (April 28, 2017) – Sierra Institute is a Bona Fide prospective purchaser.
- c. Timing and/or Contribution Towards Hazardous Substances Disposal: All hazardous substances disposal occurred before Sierra Institute acquired the property. Sierra institute has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
 - d. Post-Acquisition Uses: The only post-acquisition use on the property consist of a small (~1-acre) area that has been remediated under a previous Cleanup Grant. This area is being used as for wood chip storage and sorting operation; the operation utilizes a chip sorting machine which is located on the clean area. There are no other uses of the property including structural or other development to date.
 - e. Continuing Obligations: Sierra Institute certifies that they are exercising appropriate care by taking responsible steps to (i) stop continuing releases, (ii) prevent any threatened future release, and (iii) prevent or limit exposure to any previously released hazardous substances. Responsible steps include: limiting access to the property- property is enclosed with a fence and locked gate; monitoring known contaminants- Sierra Institute has carried out several site assessments and conducted

air monitoring during cleanup activities under the previous cleanup grant; complying with state/local requirements; and following a finalized Removal Action Workplan to carry out cleanup actions on other sited funded by the previous Cleanup grant.

Sierra Institute also confirms their commitment to (i) comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls; (ii) assist and cooperate with those performing the cleanup and provide access to the property; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and (iv) provide all legally required notices.

11. Cleanup Authority and Oversight Structure

- a. Plumas County and Region 9 EPA are currently providing oversight for cleanup implementation on three sites within the Crescent Mills property and will continue to provide oversight for the new proposed site. Sierra Institute will continue to consult with EPA to ensure the cleanup is protective of human health and the environment. Sierra Institute staff (including a Board member specializing in Brownfields law) along with qualified consultants have successfully carried out cleanup implementation on the Property to date and have the background knowledge/technical expertise necessary to conduct, manage, and oversee cleanup actions for the proposed site.
- b. Accesses to neighboring properties are not necessary to conduct the cleanup, perform confirmation sampling, or monitor offsite migration of contamination.

12. Community Notification

- a. Draft ABCA is attached.
- b. Community Notification Ads are attached.
- c. A public meeting was held on November 19, 2019. Meeting details and notes are attached. It is important to note that no public comments were received from the community; therefore, no comments are included in this application.

13. Statutory Cost Share

- a. Sierra Institute will meet a 20% cost share of \$100,000.00 from a Sierra Nevada Conservancy (SNC) Timber Regulation and Forest Restoration Fund Brownfield and Rural Redevelopment grant to the Sierra Institute for building capacity and providing technical assistance to rural forested communities across the Sierra that are working to increase utilization of low-value, small-diameter wood and promote wood-based economic development. The project seeks to address persistent challenges such as mill site/brownfield assessment and redevelopment, business and entrepreneurial development; long term wood biomass supply contracts; and more. The work under the SNC grant ties in directly with the process of planning and implementing the proposed cleanup and redevelopment at Crescent Mills. Both the SNC grant and this EPA Cleanup grant proposal are seeking to redevelop industrial sites to improve community wellbeing and to facilitate associated work that improves forest and watershed health, job creation, and advances economic revitalization. Lessons learned through the SNC and EPA grant programs will build upon and inform one another facilitating the success of both projects and improving the likelihood and success of future endeavors by rural communities throughout the Sierra and beyond.

ENDORSED
FILEDIn the office of the Secretary of State
of the State of California

OCT 27 1997


BILL JONES, Secretary of State

ARTICLES OF INCORPORATION

I

The name of this corporation is Forest Community Research.

II

A. This corporation is a nonprofit **PUBLIC BENEFIT CORPORATION** and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public purpose.

B. The specific purpose of this corporation is to advance education and science.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

Jonathan Kusel
1657 Diamond Mountain Road
Greenville, CA. 95947

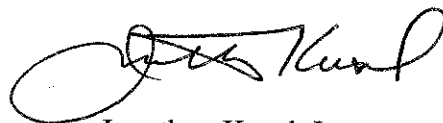
IV

A. This corporation is organized and operated exclusively for public purposes within the meaning of Section 501(c)(3), Internal Revenue Code.

B. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

V

The property of this corporation is irrevocably dedicated to public benefit purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for public benefit purposes and which has established its tax exempt status under Section 501(c)(3), Internal Revenue Code.



Jonathan Kusel, Incorporator

A0625262

**CERTIFICATE OF AMENDMENT OF
ARTICLES OF INCORPORATION**

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

JAN 31 2005

The undersigned certify that:

1. They are the **president** and the **secretary**, respectively, of Forest Community Research, a California corporation.

2. Article I of the Articles of Incorporation of this corporation is amended to read as follows: ,

The name of this corporation is **Sierra Institute for Community and Environment**.

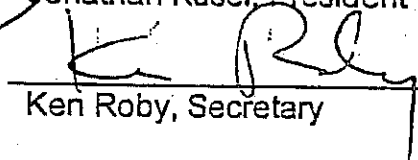
3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

4. The corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: 1-25-05


Jonathan Kusel, President


Ken Roby, Secretary



**CERTIFICATE OF AMENDMENT OF
ARTICLES OF INCORPORATION**

The undersigned certify that:

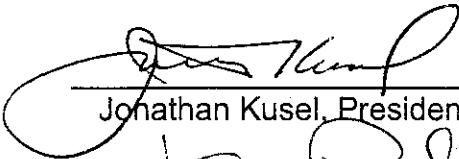
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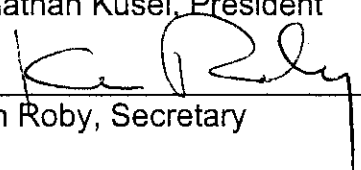
3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.
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We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: 1-25-05



Jonathan Kusel, President



Ken Roby, Secretary

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **AUG 23 2002**

FOREST COMMUNITY RESEARCH
PO BOX 11
TAYLORSVILLE, CA 95983

Employer Identification Number:
91-1818166
DLN:
17053096779052
Contact Person:
MICHAEL A LUDWIG ID# 31470
Contact Telephone Number:
(877) 829-5500
Our Letter Dated:
January 1998
Addendum Applies:
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Letter 1050 (DO/CG)



Plumas County Environmental Health

270 County Hospital Road, Ste. 127, Quincy CA 95971

Phone: (530) 283-6355 ~ Fax: (530) 283-6241

December 3, 2019

U.S. EPA Cleanup Grant Program

To whom it may concern:

Plumas County Environmental Health (PCEH) acknowledges and supports the Sierra Institute for Community and Environment's (Sierra Institute) application for a U.S. Environmental Protection Agency Brownfield Cleanup Grant for the Crescent Mills, California site. The proposal to remediate approximately 6-10 acres on the 28-acre Crescent Mills site for the purposes of site cleanup and redevelopment as a wood products campus aligns with PCEH's mission to preserve the environment and enhance public health.

PCEH recognizes that the old Crescent Mills mill site is contaminated from prior sawmill operations. This site needs to be cleaned up to protect public health and the environment. If not for Sierra Institute's efforts to assess and clean up the property over the last several years, this site would have remained vacant and contaminated. Instead, it has become an important piece of a larger collaborative redevelopment and public benefit project supported by numerous Plumas County agencies.

In summary, this cleanup project will provide a clean site safe for construction workers and for future businesses, and will allow for a critical redevelopment project to proceed that will benefit the county in many ways. I strongly urge your support for this important project.

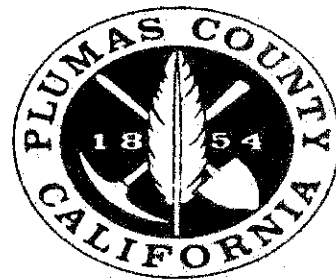
Sincerely,

A handwritten signature in blue ink, appearing to read 'Gerald Sipe', is written over a horizontal line.

Gerald Sipe, REHS,
Director, Plumas County Environmental Health

BOARD OF SUPERVISORS

Kevin Goss
Plumas County Supervisor
District 2



December 03, 2019

U.S. EPA Cleanup Grant Program

To Whom it May Concern:

As the Plumas County District 2 Supervisor (which includes the Crescent Mills site) and Chair of the Plumas County Board of Supervisors, I acknowledge and support the Sierra Institute for Community and Environment's (Sierra Institute's) application for a U.S. Environmental Protection Agency (U.S. EPA) Brownfield Cleanup Grant for the Crescent Mills site located in Crescent Mills, Ca.

The proposal to remediate 6-10 acres on the 28-acre Crescent Mills property for the purposes of site cleanup and redevelopment as a wood products campus closely aligns with County's mission to preserve the environment and enhance public health through outreach, education, collaborative planning, and sensible applications of environmental health principles, laws, and statutes. The proposal aligns with the County's General Plan that seeks to 1) create and retain jobs, and reinvest wealth through our economy, community, and natural resources; 2) improve health and well-being of all Plumas County residents; and 3) promote a future for Plumas County citizens in which land use decisions balance social, economic, and natural resource health.

Plumas County recognizes that the old mill site is contaminated from prior sawmill operations, and therefore needs to be cleaned up so redevelopment can occur safely and ensure that public health and the environment are protected from further exposure to the contaminants. The Crescent Mills site would have remained vacant and contaminated if not for Sierra Institute's efforts and EPA's support to assess and clean up the property over the last several years. During this time, Sierra Institute staff have met with and presented various components of the brownfield assessment efforts and the redevelopment plan to the Board of Supervisors. The Plumas County Community Development Commission is currently working with the Sierra Institute to implement a U.S. EPA Brownfields Assessment Grant for assessment and cleanup planning at the site. The County has also cooperated with the Sierra Institute on the development of a California Energy Commission-funded project for a small-scale biomass heating system at the Plumas County Health and Human Services Center in Quincy, California.

The Board of Supervisors appreciate that the Sierra Institute is the recipient of multiple grants awarded for the purposes of remediating and developing this site, including: Target Site Investigation (TSI) grant for \$150,000, U.S. EPA Brownfields Assessment grant for \$200,000, and a U.S. EPA Brownfields Cleanup grant for \$600,000. Under the funding secured to date, Sierra Institute has made significant progress on remedial actions and has initiated redevelopment efforts. Funds awarded from the FY2020 U.S. EPA Cleanup Grant Program, will enable the Sierra Institute to expand site remediation and achieve the cleanup remedy that has been developed as part of existing EPA Brownfields Assessment and

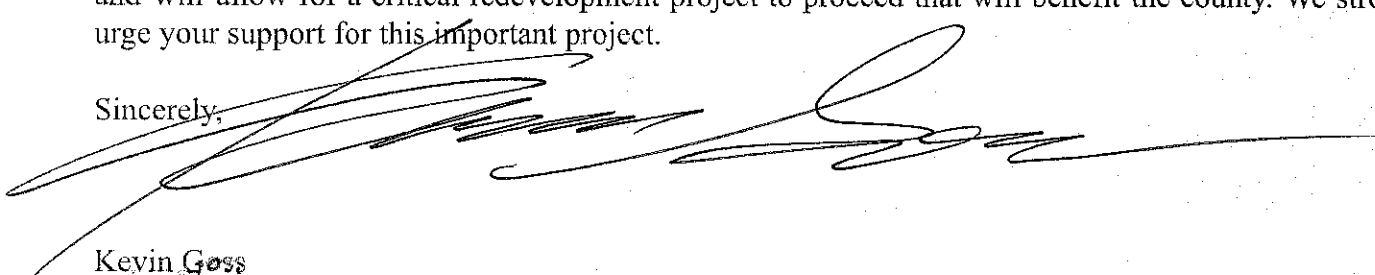
Cleanup grants for this location. Once completed, the Crescent Mills site will be redeveloped into a wood utilization campus. Businesses on site will use a variety of technologies to generate value added wood products out of low value biomass material coming from forest and watershed restoration projects on surrounding forested land in Plumas County.

Plumas County is also appreciative of the work done by the consultants supported by EPA that developed the report: "EPA Land Revitalization Technical Assistance: Crescent Mills Biomass Facility Evaluation, California." This work is helping shape future economic development of the site. Proposed redevelopment will contribute much needed economic revitalization in our impoverished county as rural Plumas County was hit particularly hard by the decline of the wood products industry, the economic recession and associated downturn in the housing market. Developing a wood products campus in Crescent Mills will bring both temporary construction jobs and new long-term employment opportunities to the region. Additionally, strong demand for forest biomass will help strengthen the local forestry industry, a major economic driver in Plumas County, and also allow forest managers to perform increased fuels reduction activities in surrounding forestland, and reduce the risk of catastrophic wildfire that threatens our communities here in the northern Sierra. Thus, I am confident that in multiple ways this campus will benefit Plumas County residents.

The Plumas County Board of Supervisors and other Plumas County stakeholders have had opportunity to comment on and influence this project as it progressed from planning to implementation. The County has enjoyed this opportunity to collaborate on the project and believes that the proposed redevelopment aligns **very** well with county objectives, interests and needs.

This cleanup project will provide a clean site safe for construction workers and for future businesses, and will allow for a critical redevelopment project to proceed that will benefit the county. We strongly urge your support for this important project.

Sincerely,

A large, stylized handwritten signature in black ink, likely belonging to Kevin Goss, is written over the "Sincerely," and extends across the middle of the page.

Kevin Goss
Chair, Plumas County Board of Supervisors
District 2 Supervisor

Analysis of Brownfield Cleanup Alternatives – Preliminary Evaluation Former Louisiana Pacific Mill Site - Crescent Mills

15690 Highway 89, Crescent Mills, California, 95934

Original: October 18, 2017
Updated: November 8, 2019

Prepared by:



I. Introduction & Background

a. (1) Site Location

The Site is located at 15690 Highway 89, Crescent Mills, California, 95934. The geographic coordinates for the approximate center of the Site are 40° 05' 39" North Latitude and 120° 54' 37" West Longitude. The Site includes 26.27 acres of land within Assessor's parcel numbers 111-050-065, 111-050-066, and 111-050-067.

a. (2) Climatic Setting

Like most of the Sierra Nevada region of California, the climate in Crescent Mills is seasonal with generally dry summer months between June and September and wetter winter months between October and May. Monthly average temperatures in the nearby town of Quincy range from a low of 48° and high of 89° Fahrenheit in July to a low of 26° and high of 44° Fahrenheit in December (WorldClimate.com). According to the Plumas County Geographic Information Systems Division (2012), annual precipitation in Crescent Mills amounted to 39 to 47 inches of rain between the years 1971 and 2000. Crescent Mills lies at approximately 3,530 feet above sea level; at this elevation snow is infrequent but possible in winter months.

b. Previous Site Use(s)

The Site was initially developed as a lumber mill in the late 1940s to early 1950s. Before the lumber mill was built, the property was likely used for agriculture. The Site was purchased by Louisiana Pacific (LP) Corporation in the early 1970s and the mill was expanded. Louisiana Pacific Corporation operated the Site as a lumber mill until it was closed in 1986. The Lehman family of Cinderlite Trucking Co. purchased the property from Louisiana Pacific Corporation in 1998. Sierra Institute purchased the property on October 25, 2017.

c. Site Assessment Findings

Previous investigations performed at the Site include:

-
- Preliminary Assessment/Site Inspection Report (California Environmental Protection Agency Department of Toxic Substances Control [DTSC], 1990)
- Property Transfer Site Assessment (CH2M Hill, Inc. [CH2M Hill], 1991)
- Supplemental Site Investigation Report (Geocon Consultants, Inc. [Geocon],

- 2002)
- Phase I ESA (E&E, 2014)
- Targeted Brownfield Assessment (E&E, 2014)
- Targeted Site Investigation (Geosyntec Consultants, 2017)
- Site Characterization Report, Removal Action Workplan and Appendices (Sierra Institute, Sierra Streams Institute, and EKI Environment & Water Inc., 2019)

Copies of more recent reports can be found at: <https://sierrainstitute.us/program/ivwpc/>

Following several site assessments, it was determined that there were two primary constituents of potential concern (COPCs) within the Site; arsenic and TPH-d (total petroleum hydrocarbons in the diesel range). Arsenic in the soil is the most widespread COPC, appearing in several areas throughout the site above the Regional Screening Level (RSL) or site-specific background concentration of 9.8 milligram per kilogram (mg/kg). Groundwater sampling has indicated that arsenic in the soil has not resulted in groundwater impacts at the Site. The source of arsenic that is present throughout the Site may be related to historic lumber mill operations and practices (such as spreading incinerator ash on the roadways for dust suppression purposes), but could also potentially have been present in the import fill material brought to the Site to raise the surface grade. The import fill may have been derived from off-Site mining operations, as the Crescent Mills area has several reported gold mines and arsenic is commonly found to be associated with gold deposits. Regardless of source, arsenic concentrations in shallow soil exceed the established background concentration across much of the site.

TPH-d have also been reported in soil in throughout the Site in exceedance of RSLs. TPH-d was reportedly stored at the Site when the sawmill was in operation, and was used to operate the boiler and various other machinery, and may have been spread on former mill roads along with waste oil for dust suppression.

Several potential contaminants were thought to be in groundwater samples in areas near the old locations of the sawmill and boiler building, including dioxins and furans; however, the reported concentrations of groundwater constituents were narrowly above the screening levels and may have been influenced by elevated turbidity introduced by the collection method.

More recent site assessments do not include evaluation or investigation of any adjacent or off-Site properties that may or may not be contaminated, which is particularly pertinent as the neighboring properties to the north and east were part of the former LP lumber mill and therefore had similar use as the Site. There is a possibility that the source of impacts observed along the property boundaries may originate off-Site.

The consultants that performed the Targeted Site Investigation (TSI) certified that the data indicates that COPCs in soil and groundwater are sufficiently delineated and the potential risk to human health in a commercial/industrial land use scenario was adequately evaluated. The consultants recommended the following:

- 1) Further investigation is not necessary and the data should be used to prepare a Feasibility Study/Remedial Action Plan for selection and implementation of an appropriate remedial alternative to facilitate the development and re-use of the Site.
- 2) Though arsenic concentrations remained below the background concentration established for the Site in some of the soil and wood waste stockpiles, the material in the stockpiles should be suitable for unrestricted use only in areas where background arsenic concentrations in soil are similar.
- 3) Erosion control structures should be placed around the existing stockpiles to control run-off of sediment from the piles into the nearby storm water drop inlets and/or Indian Creek.
- 4) The existing log deck supply well and any other wells identified on the property should be decommissioned in accordance with the Plumas County Environmental Health Department (PCEHD) and state regulations.

d. Project Goal

Remediation of the Crescent Mills Site will enable the development of a multi-business, wood products campus (Indian Valley Wood Utilization Campus [IVWPC]). The IVWPC will employ various methods to process and convert low-value biomass material from surrounding forestland into value-added timber and biomass products. Development of a market for this low-value material will help to improve socioeconomic and forest health conditions by: 1) facilitating the generation of sustainable forest product industry jobs, 2) creating and maintaining a reliable outlet for forest restoration byproducts, and 3) enabling forest managers to implement forest/watershed restoration and fuels reduction projects at the pace and scale necessary to establish healthy, resilient landscapes.

Creating a market for utilizing low-value forest biomass is a high priority for this region of California, as the compounding stressors of drought, insect, disease, climate change, and catastrophic wildfire clearly establish a need to improve forest and watershed health, increase resiliency of communities within the wildland-urban interface to wildfire, and promote the socioeconomic well-being. Planned biomass facilities include wood chip processing, firewood, bioenergy, and other wood products businesses that utilize forest restoration byproducts and other woody waste. The IVWPC will create employment opportunities in Plumas County (a rural and socioeconomically disadvantaged county), and contribute to reduced fire risk and increased forest and watershed health throughout the Upper Feather River Watershed - the headwaters of the California State Water Project, which not only provides reliable water to approximately 27 million Californians and 750,00 acres of farmland, but also has the benefit of providing flood management, power generation, recreation, and critical fish and wildlife habitat. Furthermore, wood chips imported to and produced at this facility will fuel a network of biomass boilers that heat critical institutions around the county, including a heating system at the county Health and Human Services Center in Quincy. Overall, the Site has the potential to bring between 15 and 30 new jobs to the rural community, depending on how many and what types of businesses are created.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The cleanup will be overseen by the United States Environmental Protection Agency (EPA). The site is currently listed on the DTSC EnviroStor database as Site number 32240003 and project code 102305 and on the EPA Envirofacts as EPA Registry Id number 110070068960.

b. Cleanup Standards for Major Contaminants

It is anticipated that state standards for industrial re-use will be used as the cleanup standards for this property.

c. Laws and Regulations Applicable to the Cleanup

Laws and regulations applicable to this cleanup may include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the federal Davis- Bacon Act, and federal, state, and local laws regarding procurement of contractors to conduct the cleanup. Appropriate permits for cleanup, if any, will be acquired from the Plumas County Building Department.

III. Cleanup Alternatives

a. Cleanup Alternatives Considered

To address contamination at the site, three different alternatives were considered, including:

Alternative #1: No Action

Alternative #2: Excavation with Offsite Disposal and Institutional Controls

Alternative #3: Capping and Institutional Controls

b. Evaluation of Cleanup Alternatives

1. The No Action Alternative is included as a baseline for comparison to other proposed alternatives. This alternative assumes that the impacted areas would remain in place without treatment. This alternative would not provide mitigation of the actual or potential risks posed. If no corrective action is taken, the site may not be suitable for the planned reuse.

i. No costs would be incurred during the implementation of this alternative.

2. The Excavation with Offsite Disposal and Institutional Controls Alternative includes excavation of one foot of soil from unpaved surfaces, focused on the northern half of the property. Gravel (aggregate base) would be placed as backfill to the current grade. Institutional controls in the form of land use covenants may need to be recorded limiting future use of the property to industrial use. For this Alternative, contaminated and potentially contaminated soil would be removed from areas with contamination documented in exceedance of RSL or site-specific background levels.

i. Cost of this treatment per acre estimated to be \$546,000.

ii. Much of this cost is associated with transportation and disposal of excavated soil to an offsite landfill.

3. The Capping and Institutional Controls includes placing a layer of fill as a barrier to cap the contaminated soil. Institutional controls in the form of land use covenants may need to be recorded limiting future use of the property to industrial use. In this Alternative, a clean barrier would be developed over contaminated and potentially contaminated soils, but would also require ongoing monitoring and maintenance of the cap over time.

i. Cost of this treatment per acre estimated² to be \$61,000.

ii. The cost of this option is significantly less than Alternative #2 as it does not involve transportation and disposal of excavated soil to an offsite landfill. The cost per acre includes material and equipment time.

c. Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #3: Capping and Institutional Controls, as this provides the most cost effective and efficient method to remediate the property, enable the timely redevelopment of the property, and effectively ensure the health and safety of future workers on the site. Cost effectiveness is a priority for the Sierra Institute as the cleanup will need to be fully grant funded given the limited financial capacity of this community-based non-profit organization in the context of Brownfield cleanup. In addition, the expedited timeframe for redevelopment provided by this alternative is critical to increasing the socioeconomic well-being of this rural community through the creation of jobs, and increase in pace and scale of forest/watershed restoration projects.

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Date: November 13, 2019

Sierra Institute
P.O. Box 11
TAYLORSVILLE CA. 95983

PUBLISH: Notice for comments re.: CM's Brownfield sire development



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Task 2

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Keri B. Taborski deposes and says: That she is the principal clerk for the publisher of the

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Public comments sought for Phase II of Crescent Mills Brownfield site redevelopment:

Sierra Institute for Community and Environment (Sierra institute) is applying for an EPA Brownfield Cleanup Grant to fund cleanup and redevelopment of the former Louisiana Pacific mill site in Crescent Mills, Ca. Prior to submitting the application, Sierra Institute is seeking public comment on the proposed action. Earlier this year, following several years of negotiating planning and liability challenges, Sierra Institute initiated the first phase of cleanup activities necessary to redevelop this Brownfield site into a wood products campus.

A copy of the draft proposal and Analysis of Brownfield Cleanup Alternatives (ABCA) can be found on the Sierra Institute's website: <https://sierrainstitute.us/program/ivwpc/>, or viewed at Sierra Institute's office in Taylorsville, Ca at 4438 Main Street. Comments can be submitted to Danielle Berry at dberry@sierrainstitute.us or by phone at (530) 284-1022.

There will also be a public meeting in Crescent Mills on Tuesday November 19th from 6:30 pm -7:30 pm at Gigi's Market- 15792 CA-89, Crescent Mills, CA 95934.

Published IVR
Nov. 13, 2019

that the Public Comments, Sierra Institute re:
Brownfield site

of which the attached is a true printed copy, was published in the weekly issue of said newspaper(s) as indicated above (and not in a supplement thereof) for One

consecutive week(s), beginning Nov. 13, 2019
and ending Nov. 13, 2019, both dates inclusive,
to wit: Nov. 13, 2019

Date: Nov. 13, 2019

/s/ Keri B. Taborski

Keri B. Taborski



Location: Gigi's Market, 15792 CA-89, Crescent Mills, CA

[illegible]



**EPA Brownfield Cleanup Grant Application FY 2020
Public Meeting Summary & Comments/Responses**

Meeting Date: 11/19/19

Meeting Time: 6:30pm-8pm

Location: Gigi's Market 15792 CA-89, Crescent Mills, CA 95934

Summary of Public Meeting

Sierra Institute for Community and Environment (Sierra Institute) held a public meeting for in accordance with the FY 2020 EPA Brownfield Cleanup Grant Program application on November 19, 2019 at Gigi's Markets located at 15792 CA-89, Crescent Mills, CA 95934. The public was notified of the public meeting and public comment period via three outlets: 1) a notice in the local newspaper, the Indian Valley Record, on 11/13/2019; 2) flyers posted on local bulletins in Taylorsville, Crescent Mills, and Greenville; and 3) informational posts on the Sierra Institute website and other social media outlets. These notices provided an overview of the actions being proposed under this application, locations to access the Analysis of Brownfield Alternatives (ABCA) and draft application – hard copy at the Sierra Institute Office and online via the organizations website, methods for providing comment on the proposal, and contact information of staff that could address any inquiries.

The public meeting included a presentation that addressed the following topics:

- Summary of the Sierra Institute and its interest in the cleanup and redevelopment of the Crescent Mills site.
- Overview of the current socioeconomic and environmental conditions that establish a need for community revitalization and biomass utilization to support increased forest restoration efforts.
- History of the Crescent Mills site as a sawmill.
- The proposed development of a wood products campus to generate value-added products from forest biomass in order to facilitate an increase in the pace and scale of forest and watershed restoration efforts as well revitalize local communities.
- The types of operations (current, future, and proposed) that will be on the redeveloped site.
- Brownfields sites and the EPA Brownfield Cleanup Grant Program
- Site characteristics including locations and levels of the primary contaminant as well as the possible methods to remediate the site as outlined in the ABCA.
- Assessments completed on the site to date.
- Cleanup activities completed to on site to date.
- Remaining cleanup activities necessary to enable redevelopment.
- Past and current funds secured to carryout assessment, planning and cleanup efforts.
- Review of the draft proposal.

- Locations to access project documents and methods to provide input.

Summary of Q/A's during Public Meeting:

Q1: What is a Bioenergy facility?

A1: A bioenergy facility uses organic waste, such a forest byproduct from thinning operations, to generate heat and/or power.

Q2: What is cross laminated timber?

A2: Cross laminated timber, or CLT, is an engineered wood panel. It is made by gluing and pressing together several layers of lumber in alternating directions. It's extremely strong, fire resilient, and can significantly reduce construction costs/time as it requires minimal "on the ground" construction efforts. The boiler building at the Plumas County Human Health and Services Building is made from CLT.

Q3: When will development of the site start?

A3: Development will begin once the site has been remediated and funding/entrepreneurs are identified to initiate these businesses. A portion of the site that has already been cleaned up is currently being used for a chip storage and sorting operation. These chips are sourced from local fuels reduction projects and are used to fuel the boiler in Quincy.

Q4: Who owns the property now?

A4: Sierra institute owns the property; it was purchased in October 2017.

Q5: What mill operations would have resulting in arsenic contamination? Is it possible that the arsenic was brought in with fill material from gold mines?

A5: The assessments revealed that the arsenic contamination likely was a result of mill operations such as spreading oil and incinerator ash on the roadways, and chemical treatments of wood products. However, it is possible that it was imported with fill material sourced from mining operations. Arsenic is commonly associated with gold mining.

Q6: What about arsenic in the groundwater?

A6: It was found that arsenic is not impacting the groundwater. The assessments looked at whether the arsenic was moving and it was determined that it was only in the soil.

Q7: Why is the background level 9.8 mg/kg?

A7: The background level is determined by taking samples all over the property. In most places throughout the site arsenic was just above the background level so it is not a major concern.

Q8: If arsenic isn't a major concern then why do you need to clean it up?

A8: Although the levels are not high, they are still above the established background level. We are cleaning the site to prevent continued exposure and to ensure a safe site for future development. We are proposing to remediate the site by placing a clean soil cap over the contaminated areas.

Q9: How deep will the cap be? That area has been known to flood a lot. Indian Creek overflows with heavy rains.

A9: The cap will be around 10-18 inches. We want to have a cap that will effectively cover the contaminated soil and provide adequate foundation for future development. The eastern portion of the site does flood, we are only planning to build on the western portion at this time.

Q10: So, what has been done on the site to date?

A10: Covered over multiple preceding slides. Described the implementation work completed over September 2019 which included: relocation of old stockpiles, excavation of clean fill from borrow pits, and placement of clean fill cap over contaminated areas. Also Identified challenges with current borrow pit and possibility of needed to import fill.

Q11: What kind of fill are you looking for?

A11: I am not sure of the specific requirements besides that it needs structural grade engineered fill (or something along those lines). Our consultants and specialists know exactly what is needed. If you or someone you know has or knows of any available fill material please let us know. Also, we have had discussions with CalTrans regarding nearby fill but those conversations are just beginning.

Q12: What kind of workers/equipment are you looking for to clean up the site and process the chips?

A12: Cleanup work will be similar to what was done earlier this year; so, we will need heavy equipment and the like. We follow federal and state procurement practices; if need to contract out supplies or services we will follow those methods and let the community know to ensure equal opportunity.

Q13: What will the sound impacts be once the site is developed? There was noise during implementation but it wasn't a huge concern. It is just exciting to see things happening on the site.

A13: Noise will be dependent on the businesses that get developed. Business such as the chip operation and bioenergy facility aren't too noisy, they require small machinery, nothing like the large graders that were on site. With the exception of actual building development, the campus should be relatively low noise impact, especially compared to the train that runs by 1-2 times a day. If there is ever a concern let us know.

Q14: These are all great ideas but how are you going to fund it as a non-profit?

A14: We are constantly looking for and securing funds for site cleanup and development. That is why we are applying for this round of EPA Cleanup Grants. To date we've secured funds from several federal, state, and private entities to complete this work and we are optimistic we can acquire more. This is an important project for not only Crescent Mills, but for all of us here in Indian Valley. What we are doing and learning here will be shared with rural communities throughout the Sierra.

Q15: Will Sierra Institute own the businesses?

A15: We are not necessarily business owners; we are cleaning up the site and seeking development funding so that businesses can be created and operated by our community members. We want to bring jobs back to Indian Valley and help forest restoration along the way.

Public Comments:

Other than the dialog at the public meeting, no public comments were received.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Sierra Institute for Community and Environment

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0127422890000

d. Address:

* Street1:

4438 Main St. P.O. Box 11

Street2:

* City:

Taylorville

County/Parish:

Plumas

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95983-0001

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Dr.

* First Name:

Jonathan

Middle Name:

* Last Name:

Kusel

Suffix:

Title: Executive Director

Organizational Affiliation:

* Telephone Number:

530-284-1022

Fax Number:

* Email: jkusel@sirrainstitute.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Crescent Mills Cleanup Phase II

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

CA 1

* b. Program/Project

CA 1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2020

* b. End Date:

09/30/2023

18. Estimated Funding (\$):

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Dr.

* First Name:

Jonathan

Middle Name:

* Last Name:

Kusel

Suffix:

* Title:

Executive Director

* Telephone Number:

530-284-1022

Fax Number:

* Email:

jkusel@sierrainstitute.us

* Signature of Authorized Representative:

Jonathan P Kusel

* Date Signed:

12/03/2019